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106 HEARTHSIDE DRIVE, Westport K0G 1X0

ML#: 1332302

New Listing!



Status: Active
Dist/Neigh: 815- Westport
Municipality:
Neigh Name: Watercolour Westport
Lot Size: 50' x 100'
Zoning:
Zoning Desc: Residential
Possession: TBD
Legal Desc: Lot 37

List Price: \$974,900
Sub Type: Residential
Fronting: South
Acres:
Seasonal:

Directions/Remarks

Directions: Located in the village of Westport at the corner of Concession Street and Bedford Street. Entrance is on Bedford Street (by the Beer Store).

Public Remarks: SYDENHAM BUNGALOW + LOFT. Tranquil main level living space & private loft retreat including recreation room. Large windows light the staircase blending the upper loft harmoniously creating a well appointed living space. Hardwood floors, quartz kitchen counters, charming durable exterior and timeless fixtures. Net Zero Ready construction makes this the Tesla of building standards. Environmentally responsible, aesthetically beautiful & efficient to operate. Charming cottage-style with large inviting front veranda to extend living outdoors. Inside 9 ft flat finish ceilings throughout all living space. Includes 4 bedrooms, 3 full baths, large gathering area, spacious dining room and double garage. Too many features to name! Discover a better place to call home - Westport lifestyle with nature trails, nearby golf, winery, fishing and walkable waterfront village amenities. Call today to book your visit. Price includes \$5,000 lot premium for Lot 37.

Property Information

Style: Detached	Type: Bungalow with Loft	Total Beds: 4	Total Baths: 3
Builder: Land Ark	Model: Sydenham + Loft	Beds AG: 4	FB/PR Bths: 3/0
Year Built: 2023/To Be Built	#Gar: 1	Beds BG: 0	Ensuities: 1
Parking Desc: 2 Garage Attached		#Cover: 0	Total Park: 3
Heat Desc: Forced Air		Heat Fuel: Electricity	
Air Conditioning: Central		Roof: Asphalt Shingle	
Water Supply: Municipal		# FP: 1	FP Fuel: Electric
Exterior Finish: Pressed Fibre		Sewer: Sewer Connected	
Foundation: Poured Concrete		Construction:	
Basement Desc: Full		Basement Dev: Unfinished	
Floor Covering: Ceramic, Hardwood		Fire Retrofit: N/A	
Feat/Equip Incl: Air Exchanger, Hot Water Tank			
Neigh Influences: Golf Nearby, Recreation Nearby, Shopping Nearby, Water Nearby			
Rental Equip: None.			
Secondary Dwelling Unit (SDU): No			

Room Information

<u>Rm Type</u>	<u>Level</u>	<u>Dimensions</u>	<u>Rm Type</u>	<u>Level</u>	<u>Dimensions</u>	<u>Rm Type</u>	<u>Level</u>	<u>Dimensions</u>	<u>Rm Type</u>	<u>Level</u>	<u>Dimensions</u>
KITCH	Main	12'6" x 11'10"	LIVRM	Main	14'4" x 17'0"	DINRM	Main	12'6" x 9'0"	MUDRM	Main	11'4" x 6'2"
PRBED	Main	14'0" x 12'0"	ENS4PC	Main		WALKIN	Main		BATH4	Main	
BEDRM	Main	10'4" x 10'10"	FOYER	Main	7'6" x 8'0"	RECRM	2nd	27'8" x 12'8"	BEDRM	2nd	10'8" x 12'2"
BEDRM	2nd	12'8" x 10'6"	BATH4	2nd							

Pets Allowed:

Other Property Information

Assoc/POTL Fee: \$0
Fee Freq: N/A
Alt Feature Sheet: https://watercolourwestport.com/wp-content/uploads/2022/08/THE-SYDENHAM-bungalowloft_08-08-2022.pdf
Add Images URL: <https://watercolourwestport.com/>
Taxes/Yr: \$0.00/2023
Assmt/Yr:
Survey/Yr:

Office Information

List Office #1: RIDEAU REALTY LIMITED, Brokerage

Conditional/Sold/Other Information

FD:
DOM:
SRD:
PR:
SD:
CD:
SP: